

Impact Fee Calculation Worksheet

Development Name:

Trails Phase 5B

Assessment Date:

16-Mar-01

Applicant Name:

J. Baker Corporation

Case Number:

Water Utilities					Water Impact Fees	
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines and Valves	Storage and Pumping
Single Family	Lots	79	1.00	79	\$14,536	\$16,116
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$14,536	\$16,116

Waste Water Utilities					Waste Water Impact Fees		
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines	Lift Stations	Treatment
Single Family	Lots	79	1.00	79	\$24,174	\$948	\$16,195
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0	\$0
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
Totals					\$24,174	\$948	\$16,195

Thoroughfares						
Note: Input Z in SA for flat 12K rate.						
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Service Area (SA)	Thoroughfare Fees
Residential (SF)/Single Family	Lots	79	1.00	79	6	\$154,208
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$154,208

Land Dedication or Park Fees					
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Land Dedication Acres	Park Fee in Lieu of Land
Single Family	Lots	79	1.00	0.79	\$75,050
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0

Land = 1: Fees = 2	2
--------------------	---

Totals	0.79	\$75,050
--------	------	----------

Impact Fee Calculation Summary Sheet

Development Name:

Trails Phase 5B

Assesment Date:

16-Mar-01

Applicant Name:

J. Baker Corporation

Case Number:

0

Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines and Valves	\$14,536		\$14,536
Storage and Pumping	\$16,116		\$16,116
Total Water Utilities	\$30,652		\$30,652

Waste Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines	\$24,174		\$24,174
Lift Stations	\$948		\$948
Treatment	\$16,195		\$16,195
Total Waste Water Utilities	\$41,317		\$41,317

Thoroughfare Impact Fees	\$154,208		\$154,208
--------------------------	-----------	--	-----------

Park Land Dedication or Park Fee	Acres	Fee	
	0.00	\$75,050	\$75,050

Total Impact Fees Assessed and Due	\$301,227		\$75,000
------------------------------------	-----------	--	----------

Notes:

Subject to Frisco West impact fee agreement (Thoroughfare, Water, and Sewer).